

CITY OF MEDINA
PLANNING COMMISSION MEETING

December 6, 2005
7:00 p.m.

*Medina City Hall
501 Evergreen Point Road*

CALL TO ORDER

Chair, Mark Nelson called the December 6, 2005, Planning Commission meeting to order at 7:08 pm.

ROLL CALL

Present: Mark Nelson, Chair; Jim Lawrence, Vice-Chair
Commissioners: Holly Greenspoon, Bret Jordan,
Judie O'Brien, Debra Ricci, and Gerry Zyfers

Staff Present: Joseph Gellings, Director of Development Services; Craig Fischer, Information Systems Coordinator; Bob Rohrbach, Building Official; Vicki Orrico, Assistant City Attorney

MINUTES

Chairman Nelson questioned the word "Trailers" used in the 3rd paragraph on page 4 of the November 1, 2005 minutes. The Commissioners all concurred that it was misleading and should be removed.

<p>MOTION LAWRENCE AND SECOND JORDAN TO APPROVE REVISED MINUTES FROM NOVEMBER 1, 2005, PLANNING COMMISSION MEETING, MOTION PASSED 7-0; 7:11 PM.</p>

PUBLIC HEARING

Site Plan Review

***Case No. 2005-01 – Cascade Trust –923 Evergreen Point Road,
Replacement of a primary single-family residence (7:13 pm)***

Nelson opened the public hearing at 7:13 pm.

Nelson asked Gellings to provide a summary of his staff report and recommendation on the review. Gellings presented his report by touching on some main points in existing conditions, findings of fact, and the standard of

review. He stated that he was recommending approval of the site plan as presented by the applicant. He did however add that the Commission may want to attach a condition requiring the applicant to keep the vegetative screening along the north property line.

Nelson asked the applicant to address the commission.

*Mike Stanley, Cascade Trust
1503 28th Ave N, Seattle, WA 98199 (7:31 pm)*

Mr. Stanley gave a few remarks thanking the Commission and the City Council for the opportunity allowing the Trust to comment during the process in which the Site Plan Review ordinance was crafted.

Commission Lawrence asked if anyone may have any conflicts of interest. He stated that he lived within 300 feet of the applicant's property and had attended a social function there earlier in the year.

Nelson took a poll of the Commissioners and ascertained that none of the 7 felt they had any conflicts of interest. Members of the applicant's representatives, along with the general audience had no objections to any of the Commissioners ruling on the Site Plan application.

*Scott Allen, Principal Architect, Olson, Sundberg, Kundig, Allen Architects
159 S Jackson St 6th Floor, Seattle, WA 98104 (7:35 pm)*

Mr. Allen placed a series of drawings from their application onto the whiteboard to provide additional information to what Gellings had communicated earlier.

Mike Stanley (7:40 pm)

Stanley further elaborated on some of the zoning issues of the proposal. He was asked about lighting for the parking area at the northeast corner of the parcel and stated that there would be little to no lighting there. He also mentioned the fact that other than the owners, the only personnel to use the north driveway would potentially be the pool service technician. Lastly, Stanley address the dense vegetative screening along the north property line would remain intact.

Nelson asked members of the audience for any comment, there was none.

Nelson closed the public hearing at 7:58 pm.

The Commissioners fielded questions on the present vegetation screening as well as location and orientation of the 2 driveways. They felt that aside from the development to take place, the owner should maintain a vegetative screening at similar density and height as what presently exists.

A lengthy discussion took place amongst Commissioners over the vegetation screening along the north and east property lines.

Nelson asked if there was anyone present in the audience representing the neighbor to the north of the applicant.

*Allison Dillow, resident
1005 Evergreen Point Road, Medina 98039*

Mrs. Dillow stated for the record that relations between her family and the applicant were very cordial and that neither party would ever cut down the existing vegetation along the north property line. She further stated that she appreciated the efforts of the Commission on her family's behalf.

Nelson stated that he would like to see some provision in the approval requiring the current vegetative screening to remain along the north line and also around the parking lot located in the northeast corner.

MOTION ZYFERS AND SECOND LAWRENCE TO APPROVE SITE PLAN APPLICATION 2005-01 AS SUBMITTED WITH CONDITION THAT APPLICANTS MUST MAINTAIN RUNNING LANDSCAPING OF SIMILAR HEIGHT AND DENSITY AS WHAT PRESENTLY EXISTS ALONG THE NORTH AND EAST PROPERTY LINES WITH THE PROPOSED NEW OPENINGS FOR THE DRIVEWAYS. DISCUSSION ENSUED OVER THE LANGUAGE OF THE MOTION. MOTION PASSED 4-3; 8:29 PM.

Nelson asked that the record reflect that the three dissenting Commissioners were in favor of the site plan design and only opposed the vote due to the vegetation condition.

Assistant City Attorney Orrico stated that she understood the original motion to be on the vegetation issue. She suggested that the Commission vote on the vegetation condition and then also on the whole site plan as a separate vote.

MOTION ZYFERS AND SECOND JORDAN TO ADD THE VEGETATION REQUIREMENT AS PREVIOUSLY STATED TO THE SITE PLAN. MOTION PASSED 4-3; 8:32 PM.

MOTION ZYFERS AND SECOND LAWRENCE TO ACCEPT THE REVISED SITE PLAN. MOTION PASSED 4-3; 8:33 PM.

DISCUSSION

Building Permit Thresholds (8:35 pm)

Gellings stated that he and Building Official Rohrbach had talked about the philosophy behind building permit triggers and when it makes sense for smaller projects to undergo the plan review and inspection process associated with obtaining a building permit. He said the last time the Commissioners discussed permit triggers, they had asked for a side by side presentation of permit triggers found in the International Building Code (IBC) versus the triggers for permit found in the Medina Municipal Code (MMC).

Rohrbach explained the comparison he had prepared for the Commissioners, and how the different codes (IBC, IRC) would apply. Rohrbach brought to light the fact that there are many differences between the MMC and the IBC. He pointed out that the amendments adopted in the MMC were done so when the Uniform Building Code (UBC) was in existence.

Rohrbach mentioned some areas of concern with the current work exempted from permits. After further discussion, the Commissioners consented to continue this discussion to the January meeting by having the building official come back with a list of his recommendations for exempted work.

Nonconforming Envelopes (9:31 pm)

Nelson declared the majority of commissioners chose to proceed with discussion. Gellings indicated he would draft a problem statement and would gather helpful examples to guide future discussion.

ADJOURNMENT

MOTION JORDAN AND SECOND GREENSPOON TO ADJOURN DECEMBER 6, 2005, PLANNING COMMISSION MEETING, MOTION PASSED 6-0, 10:06 PM.

The December 6, 2005, Planning Commission meeting adjourned at 10:06 pm.

The next Planning Commission meeting is scheduled for Tuesday, January 3, 2006 at 7:00 pm.

Minutes taken by:

Craig Fischer
Information Systems Coordinator